

## **125-133 Sumner Street**

Clippership Village

*January 27, 2021*

**Developer:** Clippership Apartments Limited Partnership/Clippership Condominium LLC

**Awarding Authority:** BPDA

**General Contractor:** Cranshaw Construction

**Construction Cost:** \$ 27.1 Million

**Construction Period:** 06/19/19 - 04/27/21

**Construction Monitor:** Takara Hamilton

**Completion Percentage:** 67% (45 hours left)

**New BRJP Ordinance Goals:** 51% Resident 40% People of Color 12% Female

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Winn Development is constructing a mixed-use, mixed-income, transit-oriented residential development called 125 Sumner Street and 133 Sumner Street (the "Project"). This redevelopment will replace four existing buildings and 20 affordable housing units owned and operated by the Boston Housing Authority ("BHA") on approximately 1.1 acres or 46,320 square feet of land in East Boston (the "Project Site"). Winn Development subdivided the existing parcel at closing and is currently constructing a 30 unit, mixed-income homeownership project at 133 Sumner Street, with 14 middle-income restricted condos (6 units at 80% of AMI and 8 units at 120% of AMI) and 16 market-rate condos, and a separate 22 unit income-restricted affordable rental project at 125 Sumner Street with Project-Based Vouchers for all units.

The proposed buildings will each be three-story wood-framed structures. The ground floor of the 125 Sumner Project will contain approximately 3,123 square feet of retail space fronting on Sumner Street. A well-marked and accessible public bicycle storage room will be located behind the retail space and on the southern end of 125 Sumner, there will be an approximately 1,040 sf community room, fronted by a community patio with views to the harbor and skyline beyond. The community room will be open and available to the public and will be advertised in the East Boston neighborhood as a potential meeting space. Open space is proposed between the 125 Sumner Project and the neighboring Carlton Wharf residential building. A community patio and community garden are envisioned for this space. The Project Site and buildings will be bisected by Lisbon Street, a new private way open to public travel. Lisbon Street will optimize safety for residents and neighbors with one-way vehicular circulation away from the harbor, connect with Havre Street at Sumner Street. Clipper Ship Lane will remain the primary vehicular connection from Sumner Street, reinforcing the private nature of Lisbon Street.

# Boston Employment Commission Project Review

## I. Overall Numerical Compliance

Report Run Date: 01/06/21

Includes Work Records from 10/26/19-01/06/21

# Work hours	# Workers	# Contractors	% Residents	% People of Color	% Female
63,786.58	501	22	22.1%	39.8%	5.2%

## II. Numerical Compliance by Major Trades

Report Run Date: 01/06/21

Includes Work Records From 10/26/19-01/06/21

Trade	# of Work hours	# of Workers	% Resident	% People of Color	% Female
Carpenter	20,441.5	113	13.2%	31.3%	4.7%
Plumber	7,819.00	25	42.7%	21.3%	4.1%
Laborer	7,790.75	61	20.7%	38.9%	1.5%
Electrician	5,572.75	21	62.7%	95.4%	9.6%
Equipment Operator	3,225.25	48	6.7%	6.7%	1.1%

## III. Numerical Compliance by Major Contractor

Report Run Date: 01/06/21

Includes Work Records From 10/26/19-01/06/21

Contractor	# of Wrkhrs	# of Workers	% Resident	% People of Color	% Female
Superior Plumbing	11,385	52	29%	35.2%	6.2%
Save On Walls	7,563.00	26	11.9%	31.7%	6.6%
North/South Construction	7,202.50	43	10.9%	34.9%	1.6%
French WL Excavating	6,497.33	97	5.4%	12.5%	2.9%
Marguerite Concrete	5,969.50	81	13.0%	21.0%	0.6%

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## BRJP Highlights and Concerns

1. Resident Verification forms are at 90%.
2. There were 3 Shutdowns on this project. 1st shutdown was for DEP approvals 9/9/19 - 9/27/19, 2nd shutdown was again for DEP approvals 10/23/19 – 12/13/19, 3rd shutdown was for COVID 3/23/20 – 5/15/20.
3. The project's initial completion date was 12/01/20.
4. This project has provided work for Section 3 residents in the Boston area.
5. The overall resident percentage has increased by 9% since resuming in May 2020.
6. We are still a ways away from meeting the goals for Boston Resident and Female workers but we are working diligently on increasing diversity on the project until completion.

## List of active Subcontractors

1. Marguerite Concrete - Effort attached
2. Phoenix Construction Resources - Effort attached.
3. Outkast Electrical
4. Superior Plumbing
5. Cogswell Sprinkler - Effort attached
6. Streamline Waterproofing - Effort attached
7. East Coast Interiors
8. Salem Glass
9. Save-On-Wall
10. Engineered Concrete Products
11. North East Foam - The interview process
12. Kevin Labadini Corp.
13. Select Paint - Effort Attached
14. A. Scolaro & Sons
15. Pavilion Floors

## RECOMMENDATIONS: The BPDA Office recommends that –

- **BPDA and Cranshaw will continue to apply pressure on subcontractors to increase their performance on site.**
- **BPDA will follow up with marguerite weekly to try to improve their numbers as they near the end of their scope of work.**
- **BPDA will continue to push the subcontractors to reach out to their Business Agents to acquire a more diverse crew.**
- **Continue to support our subcontractors and encourage them to make the necessary steps towards meeting the diversity goals.**

## Boston Employment Commission Project Review

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- **Continue to connect our subcontractors with pre-apprenticeship programs and non-union resources.**

### **Enforcement of 7 Compliance Efforts: *125-133 Sumner Street***

- Pre-construction meeting - in compliance
- Weekly payroll submission (On Time ) –In Compliance
- Corrective Action meeting - in compliance
- Boston Employment Commission Meeting– in compliance
- Providing communications/confirmations – in compliance
- Jobs Bank Referral(s) – in compliance
- Boston Resident Verifications – in compliance

## ATTACHMENTS:

- PROJECT STATISTICAL REPORT *by trade*
- PROJECT STATISTICAL REPORT *by contractor*
- BEST FAITH EFFORTS DOCUMENTATION
- HISTORY REPORT FOR CONTRACTORS - Separate Packet